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AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, September 18, 2006, 7:00 p.m.

Council Chambers, Audrey P. Beck Municipal Building

Minutes: 9/5/06, 9/12/06 Field Trip

Scheduled Business

7:05 p.m. Zoning Agent's Report

- A. Enforcement Update
- B. Update on Hall site restoration, trailer removal activities
- C. Other

Public Hearings:

- A. **7:45 p.m. Special Permit application of the Town of Mansfield for proposed River Park improvements, Plains Road, File #1249**
 - Memo from Director of Planning
- B. **8:00 p.m. Special Permit Application, Proposed E.O. Smith High School classrooms at 85 Depot Road, Regional School District #19 applicant, File #1251**
 - Reports from Director of Planning, Assistant Town Engineer, Fire Marshal, Parks Coordinator, Committee on Needs of Persons with Disabilities, and Design Review Panel

Other Old Business

- 1. **Resubdivision Application, Gifford Estates, to create 2 new lots on Maple and Spring Hill Roads, Spring Valley LLC, applicant, File #1250**
(M.A.D 11/9/06)
- 2. **Bonding/Subdivision Issues:**
Report from Director of Planning
 - A. Mulwood East, File #1225
 - B. Maintenance Bond, Maplewoods, Section 2, Max Felix Drive, File #974-3
 - C. Fencing/Landscaping Bone Mill Subdivision, File #1219
 - D. Wild Rose Estates, File #1113-3
 - E. Pine Grove Estates, File #1187-2
 - F. McFarland Acres, File #877-3
 - G. Kidder Brook, File #1151-2
 - H. Other
- 3. **Presentation by the Green Valley Institute on Open Space Subdivisions**
(Scheduled for 11/6/06)

4. **UConn Water/Sewer System Issues**
(UConn Representatives scheduled for 10/3/06)
5. **Potential Revisions to PZC/IWA Fee schedule**
(Awaiting staff report)
6. **Other**

New Business

1. **8-24 referral: Proposed Referendum Resolution**
 - Report from Director of Planning
2. **Proposed site modification request, Asian Bistro Restaurant, East Brook Mall- 95 Storrs Rd File #432-2**
 - Report from Director of Planning and Assistant Fire Marshal
3. **Proposed site modification storage shed for Mansfield Community Center File #1173**
 - Report from Director of Planning
4. **Draft DEP Total Maximum Daily Load Analysis for Eagleville Brook.**
 - Report from Director of Planning
5. **Other**

Reports from Officers and Committees

1. Chairman's Report
2. Regional Planning Commission
3. Regulatory Review Committee (next meeting scheduled for Tuesday, September 26, 2006 at 2:00 p.m.)
4. Other

Communications and Bills

1. 8/24/06 Four Corners Area Drinking Water Monitoring Update
2. 2004-2005 Median home sales price/median income data for WINCOG region
3. Notice of 9/18/06 rescheduled Town/University Relations Committee
4. Willimantic River Review-Fall 2006 Newsletter
5. Storrs Center concept plan and timeline
6. Other